

# FINAL PLANNED AREA DEVELOPMENT FOR NORTH SHORE CONDOMINIUMS

**A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER BASE AND MEDIDIAN, MARICOPA COUNTY, ARIZONA**

**CASE NUMBER**

SPD-2004.59

**PROJECT NAME**

NORTH SHORE CONDOMINIUMS

**PROJECT ADDRESS**

945 EAST PLAYA DEL NORTE DRIVE  
TEMPE, ARIZONA

**ZONING**

M G

**CONSTRUCTION TYPE**

TYPE II-IHR per 1994 U.B.C.  
with CITY OF TEMPE AMENDMENTS

**OWNER/DEVELOPER**

TEMPE TOWN LAKE TOWNHOMES, LP  
1800 WEST COLTER STREET  
PHOENIX, ARIZONA 85015  
(602) 957-2520 FAX (602) 957-4410  
CONTACT: BRIAN REGEHR

**STATEMENT OF OWNERS**

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS 19th DAY OF August, 2005  
BY Brian Regehr AS President OF  
TEMPE TOWN LAKE TOWNHOMES, LP  
1800 WEST COLTER STREET  
PHOENIX, ARIZONA 85015

**ARCHITECT**

ACANTHUS ARCHITECTURE AND PLANNING, PC  
4222 NORTH 12th STREET, SUITE 100  
PHOENIX, ARIZONA 85014  
(602) 274-5000 FAX (602) 274-7455  
CONTACT: CHARLES A. MOSHER, AIA

**SUBMITTED BY**

GAMMAGE AND BURHAM, P.L.C.  
TWO NORTH CENTRAL AVENUE  
EIGHTEENTH FLOOR  
PHOENIX, ARIZONA 85004  
(602) 256-4422 FAX (602) 256-4475  
CONTACT: STEPHEN ANDERSON,  
MANJULA VAZ

**LEGAL DESCRIPTION**

PARCEL NO. 1:  
Lots 4, PLAYA DEL NORTE, according to Book 685 of Maps,  
Page 32, Records of Maricopa County, Arizona.

PARCEL NO. 2:  
Perpetual non-exclusive easements for pedestrian and vehicular ingress and egress; and pedestrian sidewalk; and temporary non-exclusive easement for marketing sign; and vehicular ingress and egress, parking of construction vehicles, fabrication and storage of building materials, all as created by instrument recorded in Document No. 20041165062 and re-recorded in Document No. 20041260419, records of Maricopa County, Arizona.

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY CONTROL MAP.  
SAID BEARING = NORTH 00°07'02" EAST

**BENCHMARK**

CITY OF TEMPE VERTICAL DATUM. TOP OF BRASS CAP LOCATED AT RURAL ROAD AND RIO SALADO INTERSECTION ELEVATION = 1162.52 (COT BM# 503)

**FLOOD ZONE**

FLOOD PLAIN CERTIFICATION:  
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 F, DATED JULY 19, 2001. ZONE "SHADED X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE, AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

**CERTIFICATION**

I, CHRISTOPHER AULERICH, HEREBY CERTIFY I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE INFORMATION CONTAINED WITHIN THE PARCEL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CHRISTOPHER E. AULERICH  
ARIZONA REGISTRATION  
NUMBER 19899

**GENERAL NOTES**

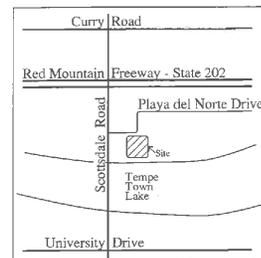
VARIANCES APPROVED SPD-2003.90 RRC 03050  
SPD-2004.59 and RRC 04028  
1. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENTS  
2. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING  
3. WAIVE RV PARKING REQUIREMENTS  
4. REDUCE THE REQUIRED BICYCLE SPACES ON LOT 4 FROM 134 TO 45

**ACKNOWLEDGMENT**

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 2005  
BY Brian Regehr, AS President  
OWNER  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC: Dale  
MY COMMISSION EXPIRES 12-29-07

**APPROVALS**

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS 19th DAY OF September, 2005  
BY [Signature] DATE: 9/22/05  
MAYOR  
ATTEST: [Signature] DATE: 9/22/05  
CITY CLERK  
BY: [Signature] DATE: 9/23/05  
CITY ENGINEER  
DEVELOPMENT SERVICES



**VICINITY MAP**  
Not to Scale

**CONDITIONS of APPROVAL: RRC 04028 / SPD-2004.59**

- 1a. The Public Works Department shall approve all roadways, alley and utility easement dedications, driveways, stormwater retention and street drainage plans, water and sewer construction drawings, retuse pickup and off-site improvements.
- 1b. Off-site improvements to bring roadways to current standards include: (1) Water lines and fire hydrants, (2) Sewer Lines (3) Storm Drains (4) Roadway improvements including street lights, curbs, gutters, bike-path, sidewalk, bus shelter and related amenities.
- 1c. Fee to be paid with the development of this project include: (1) Water and sewer development fees, (2) Water and/or sewer participation charges and (3) Inspection and testing fees.
- 2a. All Street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
- 2b. Public improvements must be installed prior to the issuance of any occupancy permits. Any grading shall be approved by Public Works Dept.
- 2c. All new and existing, as well as on-site and off-site utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. A valid building permit shall be obtained and substantial construction commenced on or before September 16, 2005 or the variance(s) shall be deemed null and void.
4. No variances shall be created by future property lines without the prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The Final Planned Area Development for Weststone (Lot 4) shall be recorded prior to issuance of building permits.
11. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
12. Details of fire prevention, fire access, emergency water supply issues and fire truck loading shall be resolved with the Fire Department prior to issuance of building permits.
13. The applicant shall resolve all lighting and security details with the Planning and Police Department staff prior to the issuance of a building permit.
14. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No.808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC facilities require a permit from that agency.

BOOK 780 PAGE 48  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN FURZELL  
2005 - 1426901  
09/22/2005 4:11 PM

Acanthus Architecture and Planning, PC  
4222 North 12th Street, Suite 100  
Phoenix, Arizona 85014 (602) 274-5000  
Charles A. Mosher, AIA President



REC04069  
SPD-2004.59  
DS050703

